

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **September 10, 2002**

AGENDA ITEM NO.: **26A**

CONSENT:

REGULAR: **X**

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: **The Merritt Hutchinson Stadium Project: Authorization to Award**

RECOMMENDATION: Authorize the City Manager to sign contracts with Coleman-Adams Construction, Inc., Tetra Tech, Inc, and a material testings firm for construction, contract administration, and materials testing for The Merritt Hutchinson Stadium Project.

SUMMARY: Four bids were received for the project with Coleman-Adams Construction submitting the lowest bid of \$4, 895,000. The low bid was consistent with the engineer's pre-bid estimate. Since bid opening value engineering has identified additional potential savings.

An allowance of \$310,000 will be provided in the contract for food service equipment for three concession areas (main concourse, third base and skybox area). City staff, the Lynchburg Baseball Corp. and Coleman-Adams will conduct further analysis to determine the appropriate food service equipment to provide the desired level of service and revenue generation in the upgraded stadium.

Estimated Project Costs

\$ 4,895,000	Base Bid by Coleman-Adams Construction (Included \$354,750 Food Service Allowance)
225,000	Construction Administration, Inspection & Materials Testing
440,000	Contingencies
\$5,560,000	Sub-total
161,234	Less Value Engineering
\$5,398,766	Total

Construction is scheduled to occur from September 2002 through February 2004 with the provision that the Stadium will be ready to host ball games in April 2003.

PRIOR ACTION(S):

October 1, 2001- City Council approved the Stadium Lighting sub-project and directed staff to move forward with the installation of the new lights. Some lights have been installed and additional lights will be installed concurrent with the renovation project.

February 5, 2002 - The Physical Development Committee approved the allocation of \$124,615 necessary for the revisions to the construction plans and other bid documents.

March 28, 2002 – City Council approved the re-bidding of the Stadium Project.

BUDGET IMPACT: Funding in the FY 2003 Capital Improvement Budget allocates \$6,472,655 for this project, with \$999,539 having already been spent or committed. The revised construction estimate of \$5,398,766 is \$74,350 less than the programmed funds. The construction estimate is based on the low bid and assumes that none of the potential add alternates will be included in the project.

Add alternates include:

Alternate # 1	Site Improvements	\$ 287,000
Alternate # 2	Scoreboard	126,500
Alternate # 3	Advertising Fence	107,300

These add alternates will be evaluated and may be accepted or waived depending on the success of fund raising and the need to utilize contingencies.

In addition to the value engineering items of the base bid, Alternate # 1 for the site improvements can be reduced by \$ 75,000, if Alternate # 1 is accepted.

Staff anticipates additional City expense of \$22,000 per year for maintenance of the improved Stadium.

The agreement with the Lynchburg Baseball Corporation anticipates that operations and maintenance expenses, as well as a portion of debt service will be paid for from revenues generated by activities at the stadium.

CONTACT(S): Lee Newland – Engineering 847-1360 ext 270
Kay Frazier – Parks and Recreation 847-1640

ATTACHMENT(S): Bid Tabulation Form

REVIEWED BY: lkp